

App F IX 4

Previous References.

1947-48
ML

File No 74-47

Serial Nos ~~1, 4 & 5~~
1, 4 & 5

Later References.

ITB 27-52-24

GENERAL AND REVENUE SECRETARIAT

Serial Nos Three

Part B for Jan 48

SUBJECT

Formation of a layout of (a) the northern zone of the Industrial Suburb and (b) the ~~South zone~~ Southern zone of the Industrial Suburb, Bangalore

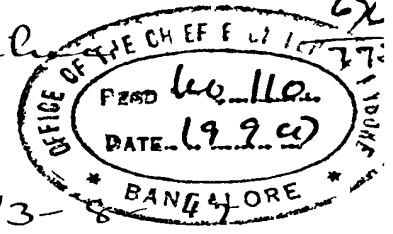
To

The Chairman, C I T B, Bangalore

No 2 12362/8 8-1-48

Issues certain instructions and calls for revised proposals

From The chairman, Trust-Board,
Bangalore



NO 9 63/47 & 13-8

Has a scheme for the formation
of a part layout in the Southern
Zone of the industrial sub-urb,
Bangalore, at an estimated
cost of Rs 8 lakhs

1 The chief Engineer for
Roads and buildings may be
consulted in the first instance
as to whether the layout proposed
and the estimate prepared therefor
are in order etc

30/12/62

In a
12/9 2 Forwarded with
Compliments to the Chief

Engineer for roads & buildings
in favor of scrutiny of the
estimate in question & early return
framing & forwarding
14/9/62

W.O 86/13-9-47.

30/12/62

12/9/62

14/9/62

reverse report

03571673/L
U/O No 138
Dated 3 10 47
Laym - of Southern zone - industrial
suburb.

Returned with compliments

2 The estimate amounting to Rs 8,00,000/- is scrutinised and returned

3 Details for the lumpsum amounts provided in the estimate will have to be worked out And, before work is commenced, quotations or tenders are to be called for and proper rates for the several items of work fixed up

4 Since the Chairman of the Trust Board with whom I discussed this scheme, considers that on account of urgency of the demand for the sites, the formation of the roads and sites will have to be done immediately

5 I agree with him that pending formal sanction to the estimate, the Chairman may be authorised to take action and commence the work

166 Sagar
Chief Engineer for Roads
and Buildings

The Secretary to Government,
Revenue Department

4 As suggested by the C.E. for roads & buildings above, the chairman may be authorised to take action to commence the work

5 This is a Council matter and it will take time before the formalities are observed & formal sanction as accorded to the detailed estimates

6 The chairman has also reminded Govt for early orders in the matter

Revised for 4/10/47

3

7 This is a scheme for the formation of a part-lay out in the Southern Zone of the Industrial Suburb Bangalore, at an estimated cost of Rs 8,00,000/-

8 The estimate has been scrutinised by the Engg & Roads & Buildings.

In view of the urgency of the work, he has opined that, ^{Pending} formal sanction ~~may be accorded~~ to the scheme. The Chairman may be authorised to proceed with the formation of the sites & roads etc after working out details for the lump sum ^{amounts} provided in the estimate, & after calling for quotations or tenders and fixing up proper rates for the several items of work.

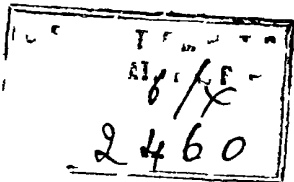
1/4

Laurel Southern zone - 1875/10/1 - Laurel

9) As this is a Council matter, the same may be disposed of by circulation and in the meanwhile if the approves the Chairman will be authorised to proceed with the execution of the scheme, subject to the directions suggested by the C E for R B's

Minister
Edm & PH
+
Dean

10) JH 7/10/47 E 6/10/47 for



11) circulate
APM
9/10

E
9/10

12) If circulate note done
10/10/47

8 OCT 1947

2625

13) circulation note is pub up for app

Ma 11/10/47

Rev Secy for
11/10/47
E 14/10/47

1035/1000

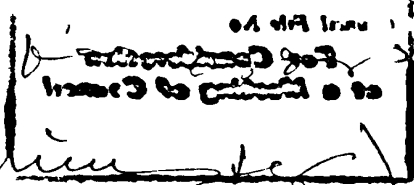
(5)

A typed copy of the note is put up

ha
16/10

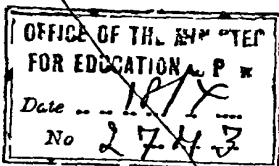
A Draft Circulation note
is put up

As the file is said
to be urgently required, it
is sub here with



Minister
Edn & PH

8
17/10/47



If the Secy has
has no objection, orders
may issue and then
the file circulated

Secy) JH
20/10/47

Comml meeting

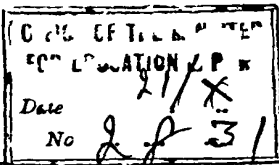
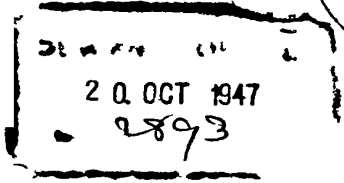
ARH
20/10

JH
20/10/47

8
27/10

Comml note please

T's pl type 1 copy
of the note which is in the file



20 OCT 47

20 OCT 47

20 OCT 47

20 OCT 47

6)
1035/2

C577

LAYOUT of the South zone -

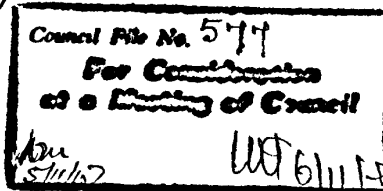
Industrial suburb, Bangalore

Typed copies of the council note are
filed up

ma 2/11/47

Rev Secy 3/11/47

Ch Secy
w/c

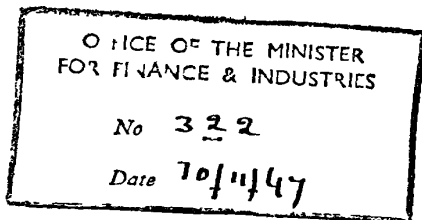


8
4/11/47
4/11/47

For favour of perusal before being
brought up for consideration at a meeting of Council

Minister for
Fin & Ind

WGT
9/11/47



note to be
11/11/47

Serial
No

I desire that this matter may go before the Council. I am aware that in making the present blue prints for the various extensions, such as the north and south industrial suburbs linked up by a large labour colony and the Kankanapalya Extension providing for 6,000 houses - large and small - they have taken infinite pains but I am constrained to say that the policy regarding the developing of extensions for industries and labour should undergo a modification.

I am anxious that Bangalore the City Beautiful should not lose its distinctive characteristics and become another Birmingham. The policy of concentrating industries in one place is not very desirable and I think is being given up even in western countries wherever there is new planning. The ^{recent} war ~~movement~~ has knocked out many of the old ideas and even the westerners have begun to think afresh on the lines of decentralising the industries. Taking Mysore State as a unit, even as they contemplate for the Indian Dominion, there must be regionalisation. I would like industries to be distributed in the several districts now that electricity would be available practically in all places and transport has become easier it should not be difficult for the industries to be started in the various districts especially those which are yet undeveloped in this respect. I need not also point out the dangers of having a large labour population concentrated in one place. It curseth both the employers and the employed. The labour ^{lose the} ~~lose~~ sense of being members of a larger society with duties as much as rights ^{and} will always think in terms of their own particular problems which naturally assume big proportions. They become a highly

File No

of 194

General and Revenue
Secretariat

Serial
No

inflammable material we have seen the orli labour
chawls in Bombay It would be a tragedy if we
followed the same policy here It may be very
desirable if a ^{Special} ~~sub~~ Committee is appointed to go
- into this question It does not however mean that
the whole work of the Trust Board must be held up
on this account For, we know the whole Kankanpalya
scheme may be taken up immediately The available
sites in the northern industrial suburb may be
given only to those industries which are now located
in the heart of the City in order to relieve the
congestion and the question of giving the sites
for new industries being decided ^{each} on its merits

I would therefore like the position to be
reviewed at a ^{Annual} ~~meeting~~ this being a matter of
policy

Yes 20/11/47

CB

WA

21/11/47

for 21/11

322

598/L ①

From The chairman, Trust-
Board, Bangalore

No 5 To 29/47 & 26-7-47.

It is an estimate for Rs 7,71,500
for the layout of "The Northern Zone"
of the Industrial Suburb, Bangalore

A | 'This may be sent in
the first instance to the
chief Engineer for R & B for favour
of scrutiny and early return
submits

ma 1/8/47 2/ A - will be done, if
approved

rev secy 2/8/47

3/ A - yes

8
7/8/47

4) Forwarded with compliments to the

Chief Engineer for Roads & Buildings
for favour of scrutiny of the estimate in
question & early return
7/8/47

B. B. Red
to 7/8/47

on D
7/8/47

179
9247
365
329

no 51

8847

no 52 2 7/8/47

u 0.52
(1) (10)
5) Re -Lay-out of the Industrial Suburb, Northern zone
at Bangalore

=====

U O No 146 Dated 4 10 47

Returned with compliments

2 The estimate amounting to Rs 7 71 lakhs as submitted by the Chairman of the City Improvement Trust Board, Bangalore, provides ^{among others} for the formation of 20 sites for Industrial purposes in the area along side the main road from Bangalore to Tumkur This road being a National High-way, it is objectionable to permit construction of any type of buildings and that too for industrial purposes within a distance of 150 feet on either side of the road It is true there are now some factory buildings like the Ply Wood Factory &c , on the Northern side of this road But, this might not perhaps be taken as a precedent to allow new Industrial buildings to spring up on the other side of this road In my opinion these 20 sites must be deleted from the list of sites proposed to be formed

3 The other sites proposed, could be allowed Even in this regard, it is to be stated that the original Government Order No^L 10656-64/ML 190-44-3 dated Bangalore 26th April 1945, sanctioning the formation of the Industrial suburb contemplated, formation of Industrial sites only in the area lying between the new Chord road now under construction and the proposed new Chord railway as shown in the layout plan It is not clear why this Government Order was not kept in view while forming the present scheme wherein sites outside the area ear-marked for the purpose are proposed Any how since new sites are now proposed, the formation of all other sites except the 20 sites that lie along side to Tumkur the main road/may be permitted

4 If the above view is acceptable, the estimate

estimate will have to be revised But, since the Chairman, while I discussed this scheme with him was eager to commence the road and other works provided in this estimate and already overdue in order to allot the sites as quickly as possible; he might perhaps be permitted to commence these works in anticipation of formal sanction to the estimate

5 If the 20 sites along side the main road are to be deleted, the estimate will have to be ~~revised~~ revised by the City Improvement Trust Board

6 It may however be stated regarding this estimate, that there are also some lumpsum items, the details for which will have to be worked out while calling for tenders or quotations The items proposed in the estimate and rates are however scrutinised

W. B. Dufur
Chief Engineer for Roads
and Buildings

The Secretary to Government,
Revenue Department

6) submitted

This relates to the formation of the layout of the northern zone of the industrial suburb, Bangalore which is estimated to cost Rs 7, 71, 500 AS seen from the

12

note of the chief Engineer for Roads
and Buildings - para 5 above - there
are ~~several~~^{certain} defects in the layout
was prepared by the Trust Board

7) The chief Engineer for Rds
says that if his views are accepted,
the estimate will have to be
revised, but he adds that since
the chairman is eager to commence
the work under the allotment
to industrialists, as early as
possible, he may perhaps be
permitted to commence the work

8) In the light of the opinion
of the chief Engineer, the chairman
may perhaps be requested to prepare
a revised layout and to submit
the same for the sanction of the

He may also be requested to
keep under the note of the date
Mr. Halkness on the scheme
in question while preparing

* p. 4 (11) of the
note put up

1 598/L

East Layton - Northern zone - Industrial
suburb, Sangre

plans and estimates in this
behalf

ma 8/10 9 This case has to be treated
as Council matter, in view of the
fact that the total estimated cost

Rs 7,71,500

10. In order to expedite matters,
the chairman may, as agreed to
by the Chief Engineer for R & B,
be permitted with the execution of the
work relating to roads on the
Northern Zone so that S&B may be
formed & allotted to the industrialists
as quickly as possible

11. Information of about 20 TSS has been provided for in the area along side the main road from Bangalore to ~~Thankur~~ The Chief Engineer for RSD is not in favor of permitting the construction

of any type of buildings especially
for industrial purposes within a distance
of 150 feet on either side of the
road. He suggests that these
20 lots should be deleted from the

Asst Secy
will please
speak with
me in this matter
19/10

list of lots proposed to be formed
This is a matter in which a decision
has to be taken soon as if it is
accepted to estimate and framed with
time to be revised
for orders
revised 8/10/19

The opinion of Mr
Ch Engr for R & B as indicated
in his note above in para 5
may be

The following further particulars in
regard to the layout of this area are
promoted

- | | | | |
|----|---|----------|-------------------------------|
| | | acres | Entire area to
be acquired |
| 1) | Total area of the layout | 2.89 - 0 | |
| 2) | Area required for road,
shops, playground, water etc | 109 - 0 | |

3) Net area to be utilized for
the formation of lots acres
180 — 0

[Out of 180 acres, 60 acres will be utilized
for the existing industries to be shifted
further east of the city and the remaining
120 acres reserved for locating new
industries

4) No. of lots to be formed (A) - Two plots of 20 acres each to
be given away to meras Kulkarni
society & the remaining 200 acres

(B) 60 lots will be formed in this
area varying from $\frac{1}{2}$ an acre to
6 acres for the location of industries

5) Total estimated cost of } Rs 77,500
forming roads etc

6) Expected price at which
the lots would be sold } (a) Rs 21 per sq yd for fresh
industries
(b) Rs 31.18 per sq yd for old
industries - the concern
has held good of previous
year

7) Anticipated realization for } Rs 15,97,200
the sale of lots
Cost of the scheme } Rs 77,500

Net Profit - Rs 15,19,700

12) The entire area of 287 acres has been
acquired and it is seen from the plan that

LITS nos 1 to 19 + 43 which are (16)
proposed to be joined as parallel to the
Dunoon road would not be joined now

13) The Chief Engineer for roads &
Buildings has recommended to state
the LITS that he has discussed the problem
again with the Chairman of the Trust
Roads & Planning. The problem relating
to the formation of 20 sets alongside
the Dunoon road may be reserved for
separate consideration

With this modification for the present
the estimate for £47,71,500 for the formation
the extension of the Northern Zone of the
Industrial Suburb may be approved

14) As the Chairman is eager to
form the LITS quickly, necessary
authorization may be given to him
to proceed with the work, as
suggested by the C.E. for R & B
(vide para 4 of his opinion)
it might better be also proposed
construction

15) This is Council matter

16) After the letter to the Chairman, C.O.D.D.
above as stated authorizing him to push
with the work, to file with the results for
defined by circulation in for consideration in Council, & the
consequence

new seg 14/1/17

17) As the formation of the layout
of The Northern Zone of an
Industrial Suburb as proposed
by the Town Board is very
urgent, the estimates for
Rs 7,71,500/- may be sanctioned
and the chairman authorized
to push on with the execution
of the scheme, pending consideration
of the same in Council or
by circulation, as this is a
Council matter

18) Besides, the chairman will
be asked to not to form ~~any~~ ^{the 20}
sites along the Tumkur
Road as indicated in
the plan -

The 599/m

19) If approved press will be issued as above & the file resubm Hcs for disposal either in Com cil or by Circulation

minutes
Edu & PH

8
17/10/47

OFFICE OF THE FOR EDUCATION P W
Date 17/10
No 2747

20) The proposal of the Tr Board may be approved if the Wlwan apcs orders may issue & then file Circulated JH

Wlwan) 20/10/47

20 OCT 1947
2894

OFFICE OF THE FOR EDUCATION P W
Date 21/10
No 2832

21) Council meeting -
ARM
29/10

8
4/11/47

22) Pl put up a circulation note

23) A draft council note is put up for approval
ma

6/11/47
TS pl type 11 ensure
24) please type & submit at 6/11/47
8 7/11/47

7 NOV 1947

598/1

C603

northern zone of the
industrial suburb

eleven

25) 11 typed copies of the note are
put up - Ref para 24, supra

11/11/47

Revenue Secretary) for
10/11/47

Ch Secy)
10/11

Council File No 603
For Consideration
at a Meeting of Council
?

8
10/11/47
Am

26 For favour of perusal before being
brought up before a meeting of Council

Munshi
for
J. K. Das

27 I feel that these industries should not be concentrated
in one place They should spread themselves in different parts
of the State as far as possible At first sight this suggestion
may appear as though it would upset the scheme of things already
planned, but I venture to say that a long-range view would justify
an orientation of the policy of developing these industrial suburbs
so close to this beautiful city of Bangalore I would not like
this particular scheme of getting up the northern zone of Industrial
suburb to be considered separately I want the entire scheme of
developing the two industrial suburbs on the north and south linked
up by a large labour colony to be considered together I am
aware that much consideration and labour have been already bestowed
on them and the ideas of people apart from the planners, particularly

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No

of the industrialists, existing and potential are tuned naturally to such a development

I have in another connection stated why I am opposed to this concentration of industries on the one hand and of labour on the other Briefly they are these

(i) As a matter of general policy, which has been fairly well accepted in Mysore also the industries must be spread over the different parts of the State In the past this policy found application when the Spun Silk Factory was located in Channapatna Chemicals and Fertilizers in Belagola, Implements in Hassan and so on Even as there is the policy of regionalisation in India so should it be in Mysore

(ii) Some Districts are not developed industrially and the starting of these in those districts would be very desirable

(iii) During the last War the danger of this concentration became fully evident They form a convenient target for the enemy and we know now War is in the air

(iv) Electricity and industries go together Fortunately in Mysore electricity could be had in all important parts of the State

(v) Transport facilities either by rail or road are also available in all districts

(vi) Concentration of a large labour population in one big colony as proposed is most undesirable from all points The labour itself begins to think of its own problems and not of the country

and

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No

and that leads to friction on the one hand, top sided development on the other. They ought to feel one with the larger society - the humanity. If they live all over with the rest of the citizens they will have through various contacts the human touch which is a precious heritage. Their women will find employment in various small services which to them go a long way and which to the more well-to-do will be also a blessing.

(vii) Labour is a highly combustible material and concentration in one place is like having a magazine next door. It is for the industrialists themselves to consider the desirability of such a concentration.

(viii) Such large scale industrialisation of one centre necessarily means a large influx of people from their natural homes in villages, the majority invariably being men. The census in Bangalore might already show especially among the labour that the men outnumber women. This gives rise to various social problems.

There are other points to be urged against the schemes on hand. Bangalore City no doubt offers some advantages for industrial development. But she has earned a name for her being a beautiful city. She is known also for her salubrious climate, almost the best in India. She also is a seat of culture and Science. For ought I know Bangalore politically will assume very great importance. There are many places round about Bangalore within 20 or 30 miles which are well suited for locating industries. The present problem of locating industries is not a mere city problem, but a State problem.

I would therefore suggest the appointment of a

General and Revenue
Secretariat

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No

Committee to re-examine the schemes on hand in the light of these observations. Its function will be not to consider only questions of location of industries and labour in the City, but also the desirability of distributing them in the different parts of the State.

I have already said in another connection that this may not mean necessarily the stopping of all progress in connection with the industrial suburb. The old industries which are in the heart of the City may be transferred to the new area to relieve the congestion in the City.

3) The matter is to be considered at a meeting of the Council.

OFFICE OF THE MINISTER
FINANCE & INDUSTRIES

610

Date 29/11/47

DEC. 1947

3390

34) For perusal The present note of the Min Fin & Industries will also be circulated to the Minister, and the matter included in the Council agenda, if approved.
- Deewan

35) Council meeting The note of the Minister may be circulated to the Hon. Members.

ALL - XX CB
29/11

WGP

1/12

35) For favour of successful Revenue Secy)

1/12/47

9/12

36) - To find copies of the revised note are being made

ch: Secy

8-2/12/47

4) Chief Secy's instruction to get the further details for perusal in the Revenue Branch are now being checked in the Revenue Branch for 3/12/47

Formation of a Layout of the Northern Zone
of the Industrial Suburb of 194
File No C603

General and Revenue
Secretariat

Council File No 603

— For Consideration —
at a Meeting of Council

By
2/12/47

WP

2/12

Serial
No

(24)

37) Extract from the Proceedings of the -- Eighth -- Meeting of the
Council of Ministers held at Bangalore on 9th December 1947

SUBJECT -

Formation of a lay-out of:-

- (a) the Northern Zone of the Industrial Suburb, and
- (b) the South Zone of the Industrial Suburb, Bangalore

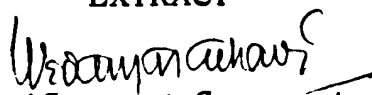
OPINION OF THE COUNCIL

Council having considered the proposals of the City Improvement Trust Board, Bangalore, regarding the layout of the Northern and Southern Zone of the Industrial Suburb, Bangalore, has come to the following conclusions. These two layouts are primarily intended to accommodate industries, big or small, which are now located within the Municipal limits of Bangalore City and the Civil Station and secondarily to accommodate any new industries. Preference will, therefore, have to be given to applicants who desire to shift their existing industries from the municipal area to the Industrial Suburb.

(2) Such industries will be zoned so as to form appropriate groups and the layout will be so formed as to find accommodation for these groups of industrial concerns.

(3) This layout and the groups of industrial concerns which are intended to be accommodated will be subject to the approval of Government to whom the Trust Board will send its proposals. A list of applications recommended by the Trust Board for the shifting of these small industrial concerns may be submitted to Government for approval.

EXTRACT


Chief Secretary to Government
11/12/47

II Every application for the establishment of a new industrial concern, big or small, will, after scrutiny by the Trust Board, be sent up to the Government for approval and only after such approval is obtained from the Government permission may be given and land allotted for the establishment of such new industrial concerns in the Industrial Suburb

III The present arrangement for housing of labour contemplates the concentration of a vast number of labourers in one area between the Southern and Northern Suburbs Council is of opinion that it is most undesirable to so concentrate labour. The layout will be revised so as to form at least 4 labour colonies separated from each other by as much distance as possible in the two Suburb areas put together.

(2) Apart from this, Council is of opinion that it is desirable to form small colonies of labour, 40 or 50 families, in the middle of the appropriate industries, and desires the Trust Board to so plan its layout for groups of small industries that the labour colony may be situated within the area of the group

IV Subject to these directions the Trust Board is authorised to proceed expeditiously with all steps to acquire land and to form roads, etc

V The upset price at which land can be offered to the Industrialists will be decided on the basis of as accurate an estimate of costs to be incurred in acquisition and in the layout and in providing all amenities and the Chairman of the Trust Board will submit in the light of these fresh

directions the estimated cost for the whole plan and the proposals of the Board for an upset price for new industrial concerns and for existing industrial concerns which will be shifted to the Suburb

(Sd) A RAMASWAMI MUDALIAR
Dewan of Mysore

"Extract"

Wamanachari
Chief Secretary to Govt
11/12/47

16107

38) In favour of a final Note
(Min Fin & Ind) *WT*

39) The file sent up relates
only to the Northern zone
I would like to have the one
relating to the Southern zone also
12/12/47

40) I have put up a draft which has
to be completed by 15/12/47
12/12/47

41) The limited file relates to
the Southern zone
(Min & Ind) *WT* 13/12

42) *Draft*
Two signed copies of the Final Note
are placed below
WT

43) DSN for *WT*
Dewan) *15/12/47*

44) *ARM*
17/12

Submitted to His Highness

45) I submit herewith a Final Note by the Minister for Finance and Industries on the subject of the formation of a lay-out of (a) the northern zone of the Industrial suburb and (b) the south zone of the Industrial suburb Bangalore for the gracious sanction of His Highness

A Ramaswami Mudaliar
D E W A N

Bangalore
17th December 1947

*Final note by the Minister for Finance
and Industries*

46/

Subject — Formation of a lay-out of -

(a) the northern zone of the Industrial suburb,
and (b) the south zone of the Industrial Suburb,
Bangalore

The Chairman of the City Improvement Trust Board, Bangalore sent up proposals for the formation of two layouts one, the North-^xern Zone of the Industrial Suburb and the other the South-^xern Zone of the Industrial Suburb at a cost of Rs 7,71,500/- and Rs 8 00,000/- respectively. The total area comprising the former zone is 289 acres out of which 109 acres are meant for roads, play grounds, parks etc, and the remaining area to the extent of 180 acres is allotted for the formation of sites for locating industries. The sites are proposed to be disposed of at the undermentioned rates of upset price -

(1) For new industries to be started	Rs 2/- per sq yard
(2) For existing industries to be) shifted from the City area)	Rs 1/8/- -do-

The total realisation from the sale of the sites based on the above rates is expected to amount Rs 15,97,200/- as against an estimated cost of Rs 7,71,500/- for the layout resulting in a net gain of Rs 8,25,700/- The Chief Engineer for Roads and Buildings, having been consulted in the matter, has objected to the formation of 20 sites in the area parallel to the main road from Bangalore to Tumkur as this road is a highway and it is not desirable to permit construction of buildings within a distance of 150 ft on the road. He however, says in view of the urgency of the matter the Trust Board could commence with the works pending sanction to the estimate. When the papers were submitted to the late Minister for Education and Public Health, he has minuted that the proposals of the Trust Board may be approved.

The Southern^x Zone comprises of 193 acres out of which land to the extent of 142 acres and 11 guntas has already come into

the possession of the Trust Board According to the plan 69 sites measuring 1 to 2 acres, 29 sites of 2 acres each and 40 sites of one acre each could be formed for being given to industrial concerns The rates proposed are the same as in the case of the sites in the Northern Zone

The total realisation from the sale of the sites based on the above rates is expected to amount to Rs 11,19,734 as against an estimated cost of Rs 8,00,000 for the layout resulting in a net gain of Rs 319,734/- The cost of the scheme will be debited to the provision made for the industrial suburb scheme, Bangalore under "30 Grants for Public Improvements" in the State Budget for the year 1947-48

When the proposals came before me I minuted as follows -

"I feel that these industries should not be concentrated in one place They should spread themselves in different parts of the State as far as possible At first sight, this suggestion may appear as though it would upset the scheme of things already planned, but I venture to say that a long-range view would justify an orientation of the policy of developing these industrial suburbs so close to this beautiful City of Bangalore I would not like this particular scheme of getting up the northern zone of Industrial suburb to be considered separately I want the entire scheme of developing the two industrial suburbs on the north~~ern~~ and the south linked up by a large labour colony to be considered together I am aware that much consideration and labour have been already bestowed on them and the ideas of people apart from the planners, particularly of the industrialists, existing and potential, are turned naturally ^{towards} such a development

I have in another connection stated why I am opposed to this concentration of industries on the one hand

and of labour on the other Briefly they are these -

(i) As a matter of general policy, which has been fairly well accepted in Mysore also, the industries must be spread over the different parts of the State In the past, this policy found application when the Spun Silk Factory was located in Channapatna, Chemicals and Fertilizers in Belagola, Implements in Hassan and so on Even as there is the policy of regionalisation in India so should it be in Mysore

(ii) Some Districts are not developed industrially and the starting of these in those districts would be very desirable

(iii) During the last war the danger of this concentration became fully evident They form a convenient target for the enemy and we know now war is in the air!

(iv) Electricity and industries go together Fortunately ~~for~~ in Mysore electricity could be had in all important parts of the State

(v) Transport facilities either by rail or road are also available in all districts

(vi) Concentration of a large labour population in one big colony as proposed is most undesirable from all points The labour itself begins to think of its own problems and not of the country and that leads to friction on the one hand & top-sided development on the other They ought to feel one with the larger society - the humanity If they live all over with the rest of the citizens they will have through various contacts the human touch which is a precious heritage Their women will find employment in various small services, which to them go a long way and which to the more well-

121

well-to-do will be also a blessing

(vii) Labour is a highly combustible material and concentration in one place is like having a magazine next door. It is for the industrialists themselves to consider the desirability of such a concentration

(viii) Such large scale industrialisation on one centre necessarily means a large influx of people from their natural homes in villages, the majority invariably being men. The census in Bangalore might already show, especially among the labour, that the men outnumber women. This gives rise to various social problems

There are other points to be urged against the schemes on hand. Bangalore City no doubt offers some advantages for industrial development. But, she has earned a name for her being a beautiful city. She is known also for her salubrious climate almost the best in India. She also is a seat of culture and Science. For ought I know Bangalore politically will assume very great importance. There are many places round about Bangalore within 20 or 30 miles which are well suited for locating industries. The present problem of locating industries is not a mere city problem, but a State problem.

I would therefore suggest the appointment of a Committee to re-examine the schemes on hand in the light of these observations. Its function will be not to consider only questions of location of industries and labour in the City, but also the desirability of distributing them in the different parts of the State.

I have already said in another connection that this

may not mean necessarily the stopping of all progress in connection with the industrial suburb. The old industries which are in the heart of the City may be transferred to the new area to relieve the congestion in the City.

The matter is to be considered at a meeting of the Council "

Accordingly the matter relating to both these Zones was considered at the meeting of the Council held on the 9th December 1947 and it opined as follows -

× "These two layouts are primarily intended to accommodate industries big or small, which are now located within the Municipal Limits of Bangalore City and the Civil Station and secondarily to accommodate any new industries. Preference will, therefore have to be given to applicants who desire to shift their existing industries from the Municipal area to the Industrial Suburb.

(2) Such industries will be zoned so as to form appropriate groups and the layout will be so formed as to find accommodation for these groups of industrial concerns.

(3) This layout and the groups of industrial concerns which are intended to be accommodated will be subject to the approval of Government to whom the Trust Board will send its proposals. A list of applications recommended by the Trust Board for the shifting of these small industrial concerns may be submitted to Government for approval.

II Every application for the establishment of a new industrial concern, big or small, will, after scrutiny by the Trust Board, be sent up to the Government for approval and only after such approval is obtained

from the Government permission may be given and land allotted for the establishment of such new Industrial Concerns in the Industrial Suburb

IIII The present arrangement for housing of labour contemplates the concentration of a vast number of labourers in one area between the Southern and Northern Suburbs Council is of opinion that it is most undesirable to so concentrate labour The layout will be revised so as to form at least 4 labour colonies separated from each other by as much distance as possible in the two Suburb areas put together

(2) Apart from this, Council is of opinion that it is desirable to form small colonies of labour, 40 or 50 families, in the middle of the appropriate industries and desires the Trust Board to so plan its layout for groups of small industries that the labour colony may be situated within the area of the group

IV Subject to these directions the Trust Board is authorised to proceed expeditiously with all steps to acquire land and to form roads, etc

V The upset price at which land can be offered to the Industrialists will be decided on the basis of as accurate an estimate of costs to be incurred in acquisition and in the layout and in providing all amenities and the Chairman of the Trust Board will submit in the light of these fresh directions the estimated cost for the whole plan and the proposals of the Board for an upset price for new industrial concerns and for existing industrial concerns which will be shifted to the suburb "

(F N —contn)

- 7 -

These proposals are submitted to His Highness for gracious sanction

Bangalore,
13th Decr '47

for Susanna
LISTED FOR FINANCE & INDUSTRIES

35

Record of Cases submitted for the Orders of
His Highness the Maharaja



47/

Subject

Formation of a lay-out of (a) the norther
zone of the Industrial Suburb and (b) the south
zone of the Industrial Suburb Bangalore

666

Order

SN
19/12/47

48/ Chief Secretary

ALL
22/12

UP
23/12

General and Revenue
Secretariat

WD 01509-GPB- 500-4 12 47

SUBJECT —

49/ formation of a lay-out of
(a) the northern zone of the Industrial
Suburb and (b) the south zone of the
Industrial Suburb, Bangalore

Circulated to Council of Ministers for perusal of His
Highness orders before/after issue of orders

Udampurawar
Chief Secretary to Government

Through the Secretary to Government

REVENUE Department

26/11

- | | | |
|---|---|----------------------|
| 1 | Chief Minister | <i>Recd 20/11</i> |
| 2 | Minister for Finance and Industries | <i>Recd 9/11</i> |
| 3 | Minister for Law and Labour | <i>Recd 21/11</i> |
| 4 | Minister for Public Works and Agriculture | <i>Recd 24/11</i> |
| 5 | Home Minister | <i>Recd 26/11</i> |
| 6 | Minister for Local Self Government | <i>Recd 28/11/48</i> |
| 7 | Minister for Public Health and Excise | <i>Recd 12/12</i> |
| 8 | Minister for Education | <i>Recd 13/2/48</i> |
| 9 | Minister for City Municipalities and Muzrai | |

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261/48
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Recd Secy 10/11/48
Shenoi may be moved
for circulation
Recd 9/11
submits up to the
diff for
ma 2/1/48

NOTE —Contn sheet

Secretary to Government
Revenue Department
with impl m to

for impl m

13/2/48

Formation of lay-outs of the
northern & southern zones of the
industrial sub-urb, Bangalore

50) A draft go is put up

ma 51) It does not appear from the D7N
 2/1/48 and the orders that the two estimates
 have been sanctioned

52) Reference is also made to sub
 paras 2 and 3 on page 5 and paras
 III (1) and (2) on page 6 of the
 D7N, from which it appears that
 the lay-out themselves need
 revision in the light of the ~~order~~ need
 suggestions thereon

53) In these circumstances it is for
 order written instead of a G.O. a
 letter may be put up to the
 Chairman communicating the
 structure of Government and calling
 for revised lay-outs and estimates and
 conveying the instruction in para IV.

Dr

2/1/48

54) Yes - put up

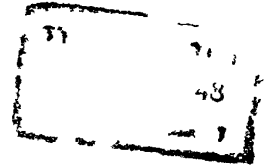
a letter at once

OFFICE C FOR FINANCE & INDUSTRIES	
No	1266
Date	

55)

A draft letter is put up a change
 56) For perusal before is
 2/1/48 3/1/48 Minister 25/1/48

58) Issue at once
for
6/1/48



To,

The chairman, C & T Board,
Bangalore

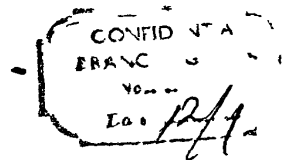
No L 12362 & 8-1-48

issues certain instructions
of calls for revised proposals

59) This may now be sent to the
C B for circulation

wa 8/1/48

60) (C B) for 8/1/48



61) If approved, this revised
A / plans and estimates will be
awaited in this respect

wa 17/2 for 17/2/48
62) A further reference in this behalf
has been subd for order separately

63) A - yes till 1/3/48
for 12/2/48

6634/48-48

Council
Circulation Note

Subject - Layout in a part of the south zone of the Industrial Suburb, Ban_alore

The Chairman, C I T Board, Ban_alore, has submitted a scheme for the formation of a layout in a part of the souther zone of the Industrial Suburb, Bangalore at an estimated cost of Rs 8,00,000 (Rupees eight lakhs) The main items of the estimate are as follows -

<u>I t e m</u>	<u>Cost</u> Ps
1, Acquisition of lands	2,90,550
2 Layout of roads, drains etc	3 72,000
4 Water supply work	1,37,450

Total	8,00 000

for This estimate has been scrutinised by the Chief Engineer Roads and Buildings and is found to be in order

The layout covers an area of 193 acres and 28 guntas of land, out of which land to the extent of 142 acres and 11 guntas has already come under the possession of the Trust Board and action is being taken for the acquisition of the remaining area

According to the plan 69 sites each measuring 1 to 2 acres, 29 sites of 2 acres each and 40 sites of one acre each would be formed for being given to the industrialists who are in urgent need of the same. Provision is also made for the formation of roads, circles, drains, shops and canteens in the layout

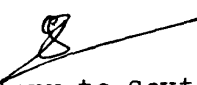
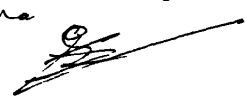
The sites are proposed to be sold for an upset price and ^auniform rate of Rs 2/- per sq yard in the case of fresh industries to be started and a concessional rate of Rs 1-8-0 per sq yard for the existing industries to be shifted from the City area to the Industrial area are proposed to be levied. The rates ~~fixed here~~

fixed have already been a proved by Government ^{the}
Based on these rates, the total realisation
from the sale of sites are anticipated to amount
Rs 11,19,734/- as against the estimated cost of
Rs 8,00,000/- resulting in a net profit of
Rs 3,19,734 ~~ka~~ which works out to about 40% on the
investment

The cost of this scheme will be debited to
the provision made for the industrial suburb
scheme, Ban_alore, under "30 - grants for public
Improvements in the State Budget for the year
1947-48

The De an and the ^{former} Minister for Education
and Public Health have approved of the scheme and
other details

The question ~~has~~ ^{has been} been ordered to be disposed
of [by circulation, this note is circulated to the
Ministers] at a meeting of the Council


Secretary to Govt ,
Revenue Department


Subject

Lay-out in a part of the South Zone of the
Industrial Suburb, Bangalore

OPINION OF THE COUNCIL

H H No 667
68/12/47
DRAFT FINAL NOTE

Formation of a lay-out of:-

- (a) the northern zone of the Industrial suburb,
and (b) the south zone of the Industrial Suburb,
Bangalore.

The Chairman of the City Improvement Trust Board, Bangalore sent up proposals for the formation of two layouts one, the Northern Zone of the Industrial Suburb and the other the Southern Zone of the Industrial Suburb at a cost of Rs.7,71,500/- and Rs.8,00,000/- respectively. The total area comprising the former zone is 289 acres out of which 109 acres are meant for roads, play grounds, parks etc , and the remaining area to the extent of 180 acres is allotted for the formation of sites for locating industries. The sites are proposed to be disposed of at the undermentioned rates of upset price:-

- | | |
|--|---------------------|
| (1) For new industries to be started | Rs.2/- per sq.yard. |
| (2) For existing industries to be shifted from the City area | Rs.1/8/- -do- |

The total realisation from the sale of the sites based on the above rates is expected to amount Rs 15,97,200/- as against an estimated cost of Rs.7,71,500/- for the layout resulting in a net gain of Rs.8,25,700/-. The Chief Engineer for Roads and Buildings having been consulted in the matter has objected to the formation of 20 sites in the area parallel to the main road from Bangalore to Tumkur as this road is a highway and it is not desirable to permit construction of buildings within a distance of 150 ft. on the road. He, however, says in view of the urgency of the matter the Trust Board could commence with the works pending sanction to the estimate. When the papers were submitted to the late Minister for Education and Public Health, he has minuted that the proposals of the Trust Board may be approved.

The Southern Zone comprises of 193 acres out of which land to the extent of 142 acres and 11 guntas has already come into

the possession of the Trust Board. According to the plan 69 sites measuring 1 to 2 acres, 29 sites of 2 acres each and 40 sites of one acre each could be formed for being given to industrial concerns. The rates proposed are the same as in the case of the sites in the Northern Zone.

The total realisation from the sale of the sites based on the above rates is expected to amount to Rs.11,19,734 as against an estimated cost of Rs.8,00,000 for the layout resulting in a net gain of Rs.319,734/- The cost of the scheme will be debited to the provision made for the industrial suburb scheme, Bangalore under "30 Grants for Public Improvements" in the State Budget for the year 1947-48.

When the proposals came before me I minuted as follows:-

"I feel that these industries should not be concentrated in one place. They should spread themselves in different parts of the State as far as possible. At first sight, this suggestion may appear as though it would upset the scheme of things already planned, but I venture to say that a long-range view would justify an orientation of the policy of developing these industrial suburbs so close to this beautiful City of Bangalore. I would not like this particular scheme of getting up the northern zone of Industrial suburb to be considered separately. I want the entire scheme of developing the two industrial suburbs on the north~~xxx~~ and the south linked up by a large labour colony to be considered together. I am aware that much consideration and labour have been already bestowed on them and the ideas of people apart from the planners, particularly of the industrialists, existing and potential^{towards}, are turned naturally ~~to~~ such a development

I have in another connection stated why I am opposed to this concentration of industries on the one hand

and of labour on the other. Briefly they are these:-

(i) As a matter of general policy, which has been fairly well accepted in Mysore also, the industries must be spread over the different parts of the State. In the past, this policy found application when the Spun Silk Factory was located in Channapatna, Chemicals and Fertilizers in Belagola, Implements in Hassan and so on. Even as there is the policy of regionalisation in India so should it be in Mysore.

(ii) Some Districts are not developed industrially and the starting of these in those districts would be very desirable.

(iii) During the last war the danger of this concentration became fully evident. They form a convenient target for the enemy and we know now war is in the air!

(iv) Electricity and industries go together. Fortunately ~~for~~ in Mysore electricity could be had in all important parts of the State.

(v) Transport facilities either by rail or road are also available in all districts.

(vi) Concentration of a large labour population in one big colony as proposed is most undesirable from all points. The labour itself begins to think of its own problems and not of the country and that leads to friction on the one hand ^{and} top-sided development on the other. They ought to feel one with the larger society - the humanity. If they live all over with the rest of the citizens they will have through various contacts the human touch which is a precious heritage. Their women will find employment in various small services, which to them go a long way and which to the more well-

well-to-do will be also a blessing.

(vii) Labour is a highly combustible material and concentration in one place is like having a magazine next door. It is for the industrialists themselves to consider the desirability of such a concentration.

(viii) Such large scale industrialisation ⁱⁿ ~~on~~ one centre necessarily means a large influx of people from their natural homes in villages, the majority invariably being men. The census in Bangalore might already show especially among the labour that the men outnumber women. This gives rise to various social problems.

There are other points to be urged against the schemes on hand. Bangalore City no doubt offers some advantages for industrial development. But, she has earned a name for her being a beautiful city. She is known also for her salubrious climate, almost the best in India. She also is a seat of culture and Science. For ought I know Bangalore politically will assume very great importance. There are many places round about Bangalore within 20 or 30 miles which are well suited for locating industries. The present problem of locating industries is not a mere city problem, but a State problem.

I would therefore suggest the appointment of a Committee to re-examine the schemes on hand in the light of these observations. Its function will be not to consider only questions of location of industries and labour in the City, but also the desirability of distributing them in the different parts of the State.

I have already said in another connection that this

may not mean necessarily the stopping of all progress in connection with the industrial suburb. The old industries which are in the heart of the City may be transferred to the new area to relieve the congestion in the City.

The matter is to be considered at a meeting of the Council."

Accordingly the matter relating to both these Zones was considered at the meeting of the Council held on the 9th December 1947 and it opined as follows -

"These two layouts are primarily intended to accommodate industries, big or small, which are now located within the Municipal Limits of Bangalore City and the Civil Station and secondarily to accommodate any new industries. Preference will, therefore, have to be given to applicants who desire to shift their existing industries from the Municipal area to the Industrial Suburb

(2) Such industries will be zoned so as to form appropriate groups and the layout will be so formed as to find accommodation for these groups of industrial concerns

(3) This layout and the groups of industrial concerns which are intended to be accommodated will be subject to the approval of Government to whom the Trust Board will send its proposals. A list of applications recommended by the Trust Board for the shifting of these small industrial concerns may be submitted to Government for approval

II. Every application for the establishment of a new industrial concern, big or small, will, after scrutiny by the Trust Board, be sent up to the Government for approval and only after such approval is obtained

from the Government permission may be given and land allotted for the establishment of such new Industrial Concerns in the Industrial Suburb.

IIII. The present arrangement for housing of labour contemplates the concentration of a vast number of labourers in one area between the Southern and Northern Suburbs. Council is of opinion that it is most undesirable to so concentrate labour. The layout will be revised so as to form at least 4 labour colonies separated from each other by as much distance as possible in the two Suburb areas put together.

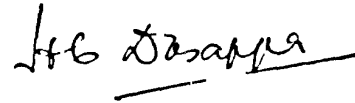
(2) Apart from this, Council is of opinion that it is desirable to form small colonies of labour, 40 or 50 families, in the middle of the appropriate industries, and desires the Trust Board to so plan its layout for groups of small industries that the labour colony may be situated within the area of the group.

IV. Subject to these directions the Trust Board is authorised to proceed expeditiously with all steps to acquire land and to form roads, etc.

V. The upset price at which land can be offered to the Industrialists will be decided on the basis of as accurate an estimate of costs to be incurred in acquisition and in the layout and in providing all amenities and the Chairman of the Trust Board will submit in the light of these fresh directions the estimated cost for the whole plan and the proposals of the Board for an upset price for new industrial concerns and for existing industrial concerns which will be shifted to the suburb."

These proposals are submitted to His Highness for gracious
sanction.

Bangalore, }
13th Decr.'47. }



MINISTER FOR FINANCE & INDUSTRIES.

5 To 29/47
one note with plans & costs
with estimate (17)
Ch. estimate

ml 74-47-1

598

THE CITY IMPROVEMENT TRUST BOARD,
"Ranga Vilas", Se hadri Road,
Dated, Bangalore, the 22nd July 1947

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ml
mestran
A 28/7/47

To

SYED ABDUL ALEEM, ESQ., B A,
Secretary to Government,
Revenue Department, BANGALORE

Sir,

SUB. - Layout of "The Northern Zone" of the
Industrial Suburb

Adverting to G O M L 16753-9/41 111-46-5

dated the 6th June 1947 sanctioning the acquisition under Sec 17 of the Land Acquisition Act of the properties in Yesvanthapur, Wethamararahalli and Jarakabandekaval villages of Bangalore North Taluk required for the formation of the "Northern Zone" of the Industrial Suburb, I have the honour to state that the properties referred to were notified for acquisition in the Official Gazette dated the 12th June 1947 Portions of the area notified have also been taken possession of through the Revenue Department An estimate for Rs 7,71,500/- has been prepared by the Engineer Officer for the layout of "The Northern Zone" on the basis of information furnished by the Special Land Acquisition Officer attached to the Board in respect of the acquisition charges of lands required for the scheme (copy of his note enclosed) and by the Executive Engineer, Water Supply Division in respect of water supply arrangements According to it, the acquisition charges comes to Rs 4,06,500/- The layout charges as per estimate furnished by the Engineer Officer comes to Rs 2,60,000/- and the cost of Water Supply arrangements according to the estimate furnished by the Executive Engineer, Water Supply Division, comes to Rs 1,05,000/- (estimates and plans with report accompanying the estimates enclosed)

2 The total area coming in this zone is 289 acres out of which 109 acres will go towards roads, play grounds, parks and gardens etc, as noted in the margin* The

*

1	For roads	37½	acres
2	For Play Grounds	7	"
3	For parks and gardens and Canteen	7½	"
4	Shops and Hotels	1½	"
5	Coard Railway line	15½	"
6	Reserves	XX	3 "
	Cut up ground	37	"
	Total	-----	-----
		109	acres
		-----	-----

The nett available area for the layout of sites for locating industries is therefore 180 acres. About 60 sites are proposed to be laid in this area of the dimensions varying from ½ an acre to 6 acres apart from 2 plots of 20 acres each intended for the allotment to the Government Soap Factory and Messrs Kirloskars. Necessary provision is made in the estimate for roads, surface drains, play grounds, parks and water supply arrangements.

3 The total cost of the layout of the North Zone amounts to Rs 7,71,500/- as detailed above. The Board has resolved at its meeting held on 14-7-47 that the sites in the case of new industries to be started should be sold at a rate of " 2/- per Sq Yd and that in the case of existing ^{industries shifting} into the Suburb at a concessional rate of Rs 1-8-0 per Sq Yd for a year.

It is assumed that a third of the total area viz , 60 acres may be required for the existing industries to be shifted to the Northern Zone, the remaining 120 acres being reserved for locating new industries. The total realisation from the sale of sites on the above data comes to Rs 15,97,200/- Deducting from this the total outlay on the scheme, viz , Rs 7,71,500/-, the nett profit will be Rs 8,25,700/-

4 The plans and estimates were placed before the Board at its meeting held on 28-6-1947 and after discussion,

- 3 -

it was resolved

"THAT the plans and estimates for the
Northern Zone be passed

5 I request that in these circumstances,
sanction of Government may kindly be obtained to the
enclosed plans and estimates as resolved by the Board

I have the honour to be,
S i r,
Your most obedient servant,

G. N. Narasimha Rao

CHAIRMAN

ee

gvm/-

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24/7

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NOTE

As stated in report No 22/46-47 dated 17-5-1947 of the Special Land Acquisition Officer, Bangalore, the estimate of the cost of acquisition of the lands and buildings coming under the Northern Zone can only be based, at this preliminary stage, upon the bahazar of the villagers. It cannot be emphasised too strongly that the figures in this Note are all tentative and subject to the awards to be made by me after completion of the enquiry under the Land Acquisition Act.

In the report mentioned above, the cost of acquisition is stated to be Rs 4,34,520/- inclusive of the statutory allowance. This is made up as under -

Land	Rs 3,27,060/-
Malki	50,784/-
Statutory Allowance	56,676/-
Total	4,34,520/-

On subsequent verification, certain arithmetical errors were discovered in the calculation of the first item. The correct figure was found to be Rs 3,25,020/- Under malki, the Engineer Officer of the Trust Board has suggested a reduction of Rs 20,480/- towards the cost of certain buildings (like Yesvanth Soap Factory etc) which are proposed to be omitted from acquisition. The modified figure under malki will therefore be Rs 28,264/- On account of the reductions in the first two items, the Statutory Allowance also gets reduced to Rs 52,992/-

The modified figures for the cost of acquisition will thus be

Land	Rs 3,25,020/-
Malki	28,264/-
Statutory Allowance	52,992/-
Total	4,06,276/-

A detailed analysis of the Lahazar shows that the value of land provided in the estimate is as follows

1 acre 30 guntas at Rs 400/- per acre	Rs 700/-
12 acres 2 " at Rs 800/- "	9,640/-
22 acres 14 guntas at Rs 1,000/- "	22,350/-
61 acres 7 " at Rs 1,200/- "	73,410/-
136 acres 33 " at Rs 1,600/- "	2,18,920/-
-----	-----
234 acres 6 guntas TOTAL	3,25,020/-
-----	-----

(Average Rs 1,385-8-0 per acre)

The provision under malki consists mostly of the cost of the buildings to be acquired

The provision to be made in the estimate towards the cost of acquisition will be Rs 1,06,276/- or Rs 4,06,500/- in round figures

(sd) M A S RAJAN,
Special Land Acquisition Officer

" COPY "

Ch Naranjan / a Rajan
22/7/67

CHAIRMAN

gvm/-

THE CITY IMPROVEMENT TRUST BOARD,
Bangalore, Dated, the 27th June 1947

REPORT ACCOMPANYING THE ESTIMATE FOR THE
LAYOUT OF THE INDUSTRIAL SUBURB - NORTHERN ZONE

The formation of an Industrial Suburb * on the Northern side of Bangalore has been ~~xxxx~~ approved by Government as indicated in their ^{on 12} letter No 1 11863-9/ml dated 27-2-47. The extent of the Industrial Suburb on the Northern side will be 289 acres. This area is bounded on the south by the water main from Chamarajendra Water Works, Tripbagonanahalli, on the east by the Bangalore--Poona Railway line, on the north by the Salem-Bellary Road and on the west by the deep ravines and valleys.

A layout showing the formation in this Industrial Zone has been prepared. The roads have been so aligned as to facilitate easy approach to several sites and minimise the cost of the formation of roads. The width of road is kept 60 feet wide including 15 feet foot-paths for the convenience of the pedestrians. Necessary provision for metalling and tarring has been made. Necessary cross drainage works have also been provided for in the estimate. The portion of road running over the Tank bund for a length of 200 feet is kept 30 feet wide. The road running parallel to the Railway Cord Line is kept 80 feet wide for the convenience of heavy traffic in that road. Places have been provided for Parks, Gardens, Canteens, Play-grounds etc. Suitable sites for Cinema, Coffee Clubs and Hotels and a few shops are also provided. A convenient place for a Petrol Bunk is also selected. It is also proposed to give a few public conveniences in suitable localities.

The number of sites for locating several industries formed in this layout is 60 and they vary

in dimension from $\frac{1}{4}$ acre to 6 acres and two measure 20 acres - The sites are so designed that they are capable of either decreasing the dimension or increasing it according to the needs of several industries

The total area coming under this zone is 289 acres, out of which 109 acres will go towards several provisions made in the layout as indicated below

1	For Roads	37 $\frac{1}{2}$ acres
2	For play-grounds	7 acres
3	For Parks and Gardens & Canteen	7 $\frac{1}{2}$ "
4	Shops and Hotels	1 $\frac{1}{2}$ 15 $\frac{1}{2}$ acres
5	Reserves & Cutt up ground	3 37 acres
6	6 hnd Railway, line Total	109 acres

UNDERGROUND DRAINAGE - It is not proposed to give any underground sewage system for this area as it has been thought desirable to ask the several Industries to have their own system of sewage collection and disposal. No provision has been made for disposal of Industrial Waste as the Industries that are going to be accommodated will not let out huge industrial waste in this area

WATER SUPPLY - It is proposed to give adequate water supply for human consumption and for Factory use. The cost of providing water supply will be Rs 10,500/- ^{105,000} as per detailed estimate furnished by the Executive Engineer, Water Supply Division and enclosed

The financial aspect of this scheme will be as follows -

The total cost of the layout of the Industrial Suburb - North Zone - including acquisition of land and properties, cost of layout, water supply arrangements etc, will amount to Rs 7,71,500/-

Deducting an extent of 109 acres as detailed above, being the extent reserved for various purposes, the balance of land available would be 180 acres. As resolved by the Trust Board at their meeting held on

- 3 -

14-7-1947, it is decided to sell the sites at the rate of Rs 2/- a Sq Yd for new industries and at a concessional rate of Rs 1-8-0 Sq Yd for existing industries shifting into the area for a period of one year. Thus, the total realisation by sale of sites will work out to Rs 15,97,200/-. The total cost of the layout will be Rs 7,71,500/- leaving a balance of Rs 8,25,700/- as income to Government. The Scheme will therefore more than pay itself.

As many concerns are anxious to start as soon as permissible their enterprises on this area, early sanction to the estimate is solicited.

(sd) R. Ladhavan,

ENGINEER OFFICER

" COPY "

C. N. Narasimha Rao

CHAIRMAN

[Signature]

gvm/-
21-7-47

SUBJECT

*Layout of the Northern zone
of the industrial suburbs' survey*

Section

File No

Serial No

Diary No of letter replied to

No

General and Revenue Secretariat

To

()
the 194

*The chairman, C S T
Board, Bangalore*

Date of issue

En,

Signed by

*With reference to
your letter no S T O 29/47
- Q 22/26 - 7-47 on the above
subject, I am directed
to state ^{that} pending the issue
of formal orders on the
scheme in question,
you may proceed with
the formation of roads,
trams and sites etc,
in the area as proposed therein the*

List of enclosures

Copied by

Examined by

→ ... with ...
 formation of 20 sites parallel
 - for the ... ~~road~~ ... ~~refers~~ not, however
 be taken up for the present

I have also

asked for Rosey

Copy to the Comptroller for
 (2) the Dec. 1964, (3) with
 Gov. ... information

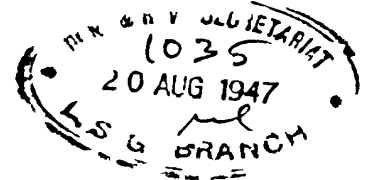
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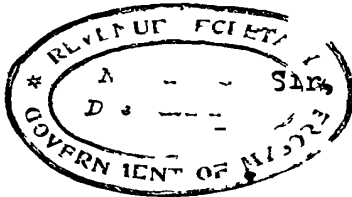
No - 63/47
Two plans with Report
To -

Office of the Chairman,
City Improvement Trust Board,
Dated, Bangalore, the 13th August 47



ml
m/receiv
18/8/47

Gyed Abdul Aleem, Esq, B A ,
Secretary to Government,
Revenue Department,
B A N G A L O R E.



Subject - Lay-out Plan and Estimate in a part
of the Southern-Zone of the Industrial -
Suburb.

In continuation of this Office letter No 3062 -
dated 15-5-1947 forwarding for approval of Government Plan
for a layout in a portion of the Industrial Suburb (South),
I have the honour to forward herewith plans and estimates
for the part lay-out in the "Southern Zone" of the Indus-
trial Suburb for favour of obtaining the sanction of Govern-
ment

The lay-out now proposed is in respect of an -
area of 193 Acres 28 Gts , of which an extent of 142 Acres
11 Gts , has been already notified and come to the posses-
sion of the Board The remaining extent of 51 acres 17 Gts
has to be acquired along with the ~~reser~~ of the area for
the 'Southern Zone', for which acquisition proceedings are
being taken separately

According to the plan prepared, 69 sites have been
~~built~~ laid out in the area measuring 1 to 2 acres in extent
29 Sites are of two acres in extent and the remaining
40 sites are of one acre, suitable for location of small
type industries Necessary provision has also been made
for the formation of Roads, Circles, Open drains, shops -
and Canteens, Water Supply etc

P T O

69
29
40
138

The total cost of the Scheme is estimated at Rs 8 lakhs as noted hereunder -

Acquisition of lands	Rs 2,90,550/-
Lay-out of Roads, Drains etc	Rs 3,72,000/-
Water Supply arrangements	Rs 1,37,450/-

	Rs 8,00,000/-

A uniform rate of Rs 1,500/- per acre has been adopted for purposes of acquisition of lands on the basis of the figures furnished by the Revenue Authorities. The estimate for lay-out is based on current approved scheduled rates in the P W D. The estimate for water supply is based on the figures furnished by the Water Supply Department ^{for the Northern Zone}. As in the Northern Zone, it is proposed to charge a uniform rate of Rs 2/- per sq yard for sale of sites in the case of fresh Industries to be started and a concessional rate of Rs 1-8-0 per Sq yard for the existing industries shifted into the Industrial Suburb area. On this basis, the total realisation from the sale of sites will work out to Rs 11,19,734/- yielding a nett profit of Rs 3,19,734/- which works out nearly 40% on the Investment. This was placed before the Board at its meeting held on 28-7-1947. After examining the details of the plan and estimate, the Board passed the following resolution -

"That the estimates be approved and sent to Government for sanction."

I request, that in these circumstances sanction of Government may kindly be obtained to the plans and estimates as resolved by the Board.

The following enclosures accompany

- 1 Abstract of the Estimate
- 2 Detailed estimate for lay-out
- 3 Statement of lands comprised in the part lay-out of the Industrial Suburb-Southern Zone with Revenue Survey Plan
- 4 Lay-out plan
- 5 Report accompanying the estimate

I have the honour to be,
 Sir,
 Your most obedient servant,
C. K. Narayana
 CHAIRMAN

REPORT TO ACCOMPANY THE ESTIMATE OF COST FOR THE
LAYOUT OF INDUSTRIAL SUBURB-SOUTH ZONE
(I Stage.).

With the double object of accommodating in one area, the several new industries that are likely to be established - and those that are to be shifted from their present situation in the town of Bangalore, Government have ordered the formation of an Industrial Suburb in the area between the Mysore Road and the Tumkur Road to the west of the City

Accordingly, schemes are under preparation by the - City Improvement Trust Board, for the formation of (a) a North Zone of the Industrial Suburb near Yeswanthapur area covering an area of 289 acres of land and (2) a South Zone of Industrial Suburb between the Lagadi Road and the Mysore Road and some portions beyond it covering an area of about 1,900 acres

The present estimate is for the part layout of the - Southern Zone. It comprises of a total area of 193 Acres 28 Gts of which an extent of 126 Acres 7 guntas has been divided into 69 plots, ranging in extent from 1 to 2 acres. There are in - all 29 plots of about 2 acres extent and another 40 of one acre extent suitable for location of smaller type of Industries

The remaining extent forms the area taken up for formation of roads, circles, spaces for canteens, area reserved - for future development near existing village and low lying area by the side of the valleys

In the design of the layout, the location of the - roads and their size have been fixed to adopt them to the lie of the country and to the needs of the traffic that might be - using them. They have been arranged to give easy and proper - access to the several sites and also with a view to connect them with the proposed chord Railway siding near the Goods Shed to the North of the Lagadi Road. Circles are introduced as a feature at the termination of the interior roads for facility

Area has been set apart near the existing Hosahalli village for the location of shops and canteens for the benefit of the Industrial population that might work in the area

In order to keep the industries sufficiently far off from living areas, a decent margin of land has been reserved all round the existing village of Hosahalli

For purposes of estimating cost of acquisition of land, a uniform rate of Rs 1,500/- per acre has been adopted. On this basis the cost of acquisition of the extent required for the layout comes to Rs 2,90,550/- At present an extent of 142 Acres 11 gts, have been taken possession of and the remaining extent of 51 acres 17 gts has yet to be acquired

The estimate for actual layout of roads, circles etc and formation of plots amounts to Rs 3,72,000/- It includes provision for all necessary earthwork excavation and embankment for roads, formation of macadam roads with side and shoulder - storm water drains, side pitching, kerbs and foot-paths, cross drainage masonry works, tarring with prenuur, the roads to take heavy traffic likely to use them. Current approved schedule rates have been adopted in estimating costs. Sufficient lump-sum provisions have also been made for necessary surveys, tools and plant, temporary establishment required and other unforeseen and miscellaneous works

The estimate also includes a sum of Rs 1,37,450/- for giving water supply to the area both for use by the Industries and those that work for them

No provision, however, has been made for any underground drainage system in the area, as the several industries that get established here are expected to make their own arrangements for collection and disposal of the sewage from their industries in a satisfactory manner

The total estimate amounts to Rs 8,00,000/- It is proposed to charge a uniform rate of Rs 2/- per Sq Yard for -

for sale of sites for location of fresh industries and a concessional rate of Rs 1-8-0 per Sq yard for existing - industries shifting into this area On this basis, the realisation from sale of sites would work out to - Rs 11,19,734/- yielding a profit of Rs 3,19,734/- which works out to nearly 40% on the investment

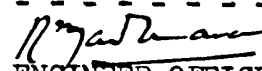
As there is a keen desire on the part of the - several people to start immediately new industries here in the area, it is necessary to form this layout quickly Very early sanction to this profitable Scheme is solicited


ENGINEER OFFICER,
City Improvement Trust Board,
Bangalore

lss

DETAILS OF THE PART LAY-OUT OF THE INDUSTRIAL SUBURB
SOUTH - ZONE.

S1 No	Description	Acs	Gts	Remarks
1	Total area of the lay-out	193	28	
2	Area under possession at present	142	11	
3	Area to be acquired further for the lay-out(193 Acs 28 Gts - 143-04)	51	17	
4	Area of the plots or sites to be formed	126	7	
5	Circles in the lay-out	4	0	
6	Roads in the lay-out	37	28	
7	Shops and Canteens	3	32	
8	Low area i e Green lawn	8	21	
9	Area around the village left open	13	20	


ENGINEER OFFICER,
C I/T Board, Bangalore

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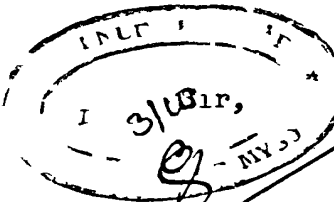
The Chairman C I T Board.

NO

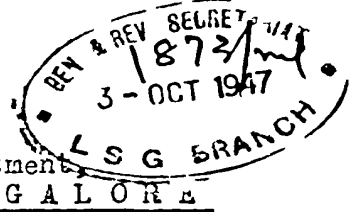
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Office of the Chairman,
City Improvement Trust Board
Dated, Bangalore, the 30th Sept 1947

Received To
A. J. H. M.



SYED ABDUL ALEEM, Esq, B A,
Secretary to Government,
Revenue Department,
BANGALORE



Sub - Plans and estimates for the part lay-out of
the Southern Zone of the Industrial Suburb,
Bangalore

Adverting to Government Order 'o L 9343-51/ML 111-46-11
dated 27th September 1947 sanctioning the formation of sites in -
the southern zone of the Industrial Suburb as per lay-out plan sent
with this Office letter No G 84/47 dated 9th September 1947, I have
the honour to request you kindly to obtain the sanction of Govern-
ment to the estimate for Rs Eight lakhs sent with this Office letter

P T O

letter No G-63/47 dated 12th August 1948, *at an early date*

I have the honour to be,
Sir,
Your most obedient servant,
C. R. Narayana Rao
CHAIRMAN

Mss

L. 12362 / ml 74-47-57
8 1.48 wkr

The Chairman C I T Board
Bangalore

Sir

With reference to your letter No. C I T 29 47, dated 26-7-47, and No. C I T 63/47, dated 13-8-47, re the formation of the layouts of the Northern and Southern Zones of the Industrial Suburb respectively I am directed to state that Govt have considered the proposals formulated by the Trust Board in this behalf and observe as follows -

I (a) These two layouts are primarily intended to accommodate industries big or small, which are not located within the municipal limits of Bangalore City and the Civil Station, and secondarily to accommodate any new industries. Preference will therefore have to be given to applicants who desire to shift their existing industries from the Municipal area to the Industrial Suburb.

(b) Such industries ^{shall} ~~shall~~ be zoned so as to form appropriate groups and the layout ^{shall} ~~shall~~ be so formed as to find accommodation for these groups of industrial concerns.

(c) The formation of this layout and the groups of industrial concerns which are intended to be accommodated in each will be ^{subject to} ~~subject to~~ the approval of Government to whom the Trust Board will submit proposals. A list of applications recommended by the Trust Board for the shifting of these small industrial concerns may ~~also~~ be submitted for the approval of Govt.

II Every application for the establishment of a new industrial concern big or small will after scrutiny of the Trust Board be sent up for the approval of Govt and only after such approval is obtained permission may be given

and land allotted for the establishment of industries in the industrial suburb area

III The present arrangement for housing of labour in the industrial suburb contemplates the concentration of a vast number of labourers in one area between the Southern and Northern zones Govt are of the opinion that it is most undesirable to so concentrate -- labour The layout, will therefore have to be revised so as to form at least ~~from~~ *four* labour colonies separated from each other by as much distance as possible in the two suburb areas put together

Apart from this Govt also consider it is desirable to form small colonies of labour of 40 or 50 families in the middle of the appropriate industries and desire the Trust board so to plan its layout for groups of small industries that the labour colony may be situated within the area of the group

IV The upset price at which land can be offered to the industrialists in this area will be decided on the basis of as -- accurate an estimate as possible of the -- costs to be incurred in acquisition and in the layout and in providing all amenities

I am to request that the plans for the two layouts may be revised in the light of the above observations ^{and revised proposals} showing the estimated cost therefor and the upset price at which the sites are to be disposed of for new industrial concerns and for existing industries to be shifted to the suburb

A

submitted for the approval of Govt In
the meanwhile the Trust Board may proceed
expeditiously in all steps to acquire
~~and~~ land and to form roads etc necessary
in this connection

The records accompany

I have etc

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